

# CODE REQUIREMENT DATA

## - OCCUPANCY COUNT DETERMINATION

- NOTE: IN FURNITURE DISPLAY AREAS, PRODUCTS ACTUALLY OCCUPY 75% OF THE FLOOR AREA. THEREFORE, IN AREAS OF THIS CLASSIFICATION THE NET OCCUPIED AREA HAS BEEN CALCULATED AS 25% OF THE FLOOR AREA.

## - 2ND STOREY - FURNITURE DISPLAY AREAS

2ND STOREY WEST 3782 SQ. FT. X 25% = 946 SQ. FT.  
 2ND STOREY NORTH 5214 SQ. FT. X 25% = 1304 SQ. FT.  
 2ND STOREY SOUTH 2199 SQ. FT. X 25% = 550 SQ. FT.  
 TOTAL NET AREA FOR 2ND STOREY = 2800 SQ. FT.  
 54.05 (1)(b) REQUIRES 60 SQ. FT./PERSON, 2800 ÷ 60 = 47 PERSONS

## - MEZZANINE - FURNITURE DISPLAY AREA

MEZZ. NORTH 1020 SQ. FT. X 25% = 255 SQ. FT.  
 54.05 (1)(b) ÷ 2 = 45 SQ. FT./PERSON, 255 ÷ 45 = 6 PERSONS

## - MEZZANINE - OFFICE AREA

MEZZ. SOUTH 248 SQ. FT.  
 54.05 (1)(f) REQUIRES 75 SQ. FT./PERSON, 248 ÷ 75 = 4 PERSONS  
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 2 PERSONS WILL BE USED.

## - 1ST STOREY - WAREHOUSE

1ST STOREY WEST 3666 SQ. FT.  
 54.05 (1)(e) REQUIRES 300 SQ. FT./PERSON, 3666 ÷ 300 = 12 PERSONS  
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 2 PERSONS WILL BE USED.

## - 1ST STOREY - OFFICE

1ST STOREY BETWEEN NORTH & WEST 1050 SQ. FT.  
 54.05 (1)(f) REQUIRES 75 SQ. FT./PERSON, 1050 ÷ 75 = 14 PERSONS  
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 4 PERSONS WILL BE USED.

## - 1ST STOREY - FURNITURE DISPLAY AREAS

1ST STOREY NORTH 4290 SQ. FT. X 25% = 1073 SQ. FT.  
 1ST STOREY SOUTH 1890 SQ. FT. X 25% = 473 SQ. FT.  
 TOTAL NET AREA OF FURN AREAS FOR 1ST STOREY = 1546 SQ. FT.  
 54.05 (1)(b) REQUIRES 60 SQ. FT./PERSON, 1546 ÷ 60 = 26 PERSONS

- RECAP: 2ND STOREY = 47, MEZZ = 10, 1ST STOREY = 52 - FOR EXITS  
 2ND STOREY = 47, MEZZ = 8, 1ST STOREY = 32 - FOR SANITARY

## - EXIT REQUIREMENTS

- TYPE #5 CONSTRUCTION - 54.15 (a)(2) REQUIRES 50' EXIT/100 PERSONS.  
 - 2ND STOREY 47 PERSONS X 50'/100 = 23.5' OF EXIT  
 - MEZZANINE 10 PERSONS X 50'/100 = 5' OF EXIT  
 - 1ST STOREY 52 PERSONS X 50'/100 = 26' OF EXIT  
 - 2ND STOREY REQUIRES 23.5'  
 EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT  
 EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT  
 TOTAL OF 80' PROVIDED - OK

- MEZZ. REQUIRES 5' + (50% OF 2ND STOREY OR 12') = 17'

EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT  
 EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT  
 TOTAL OF 80' PROVIDED - OK

- 1ST STOREY REQUIRES 26' + (50% OF (MEZZ. 5' + 2ND STOR. 23.5' OR 12.25')) = 40.25'

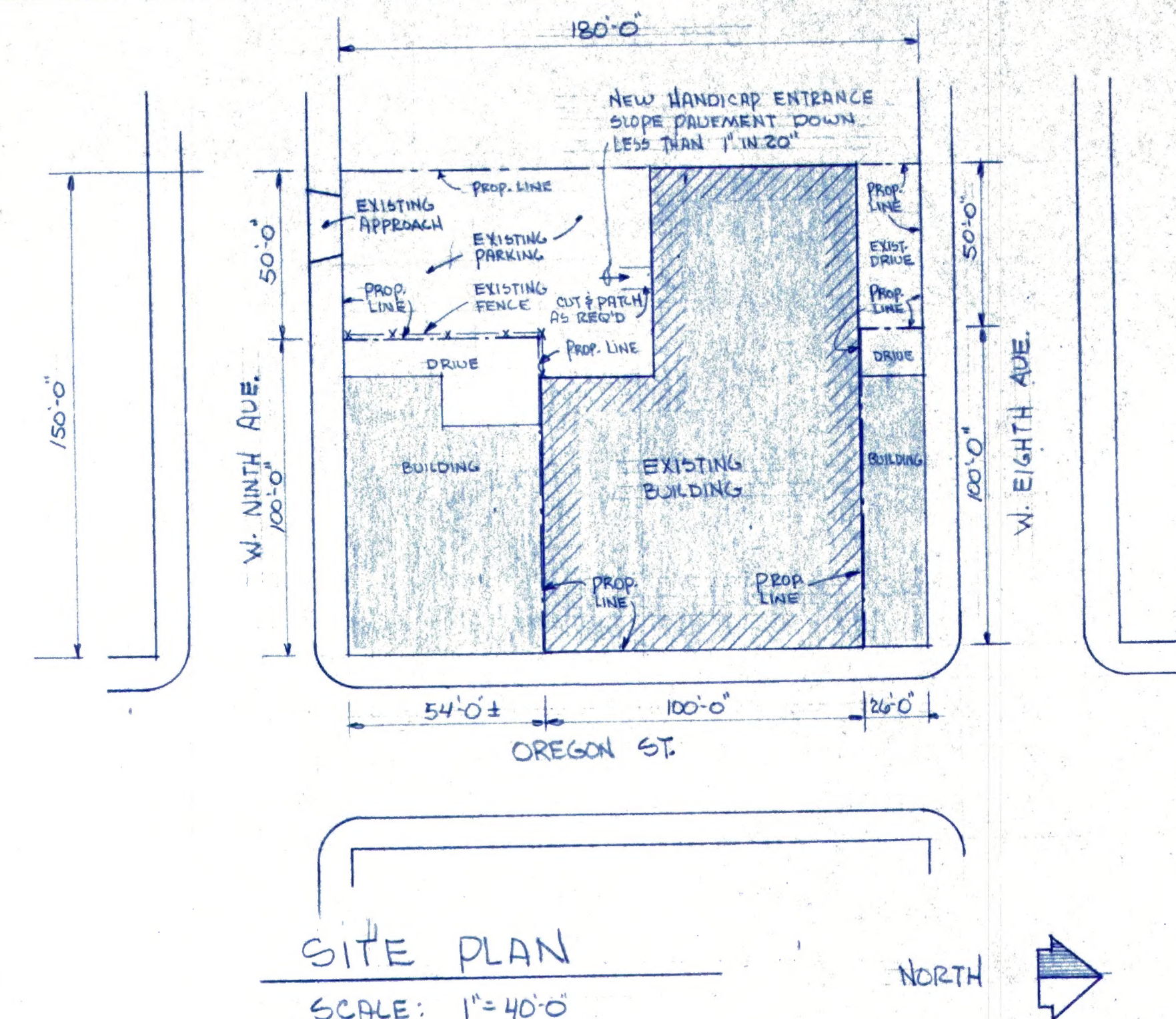
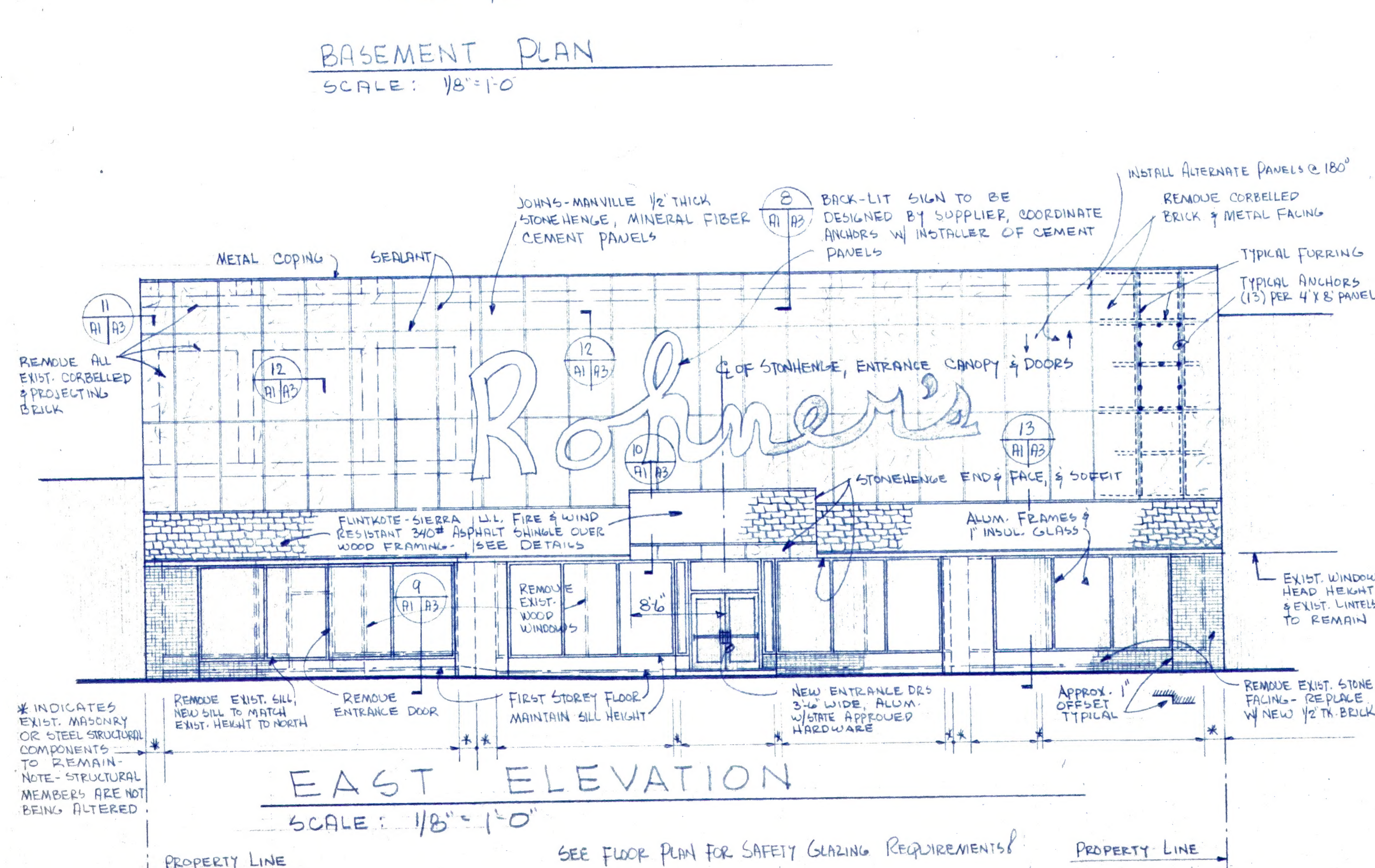
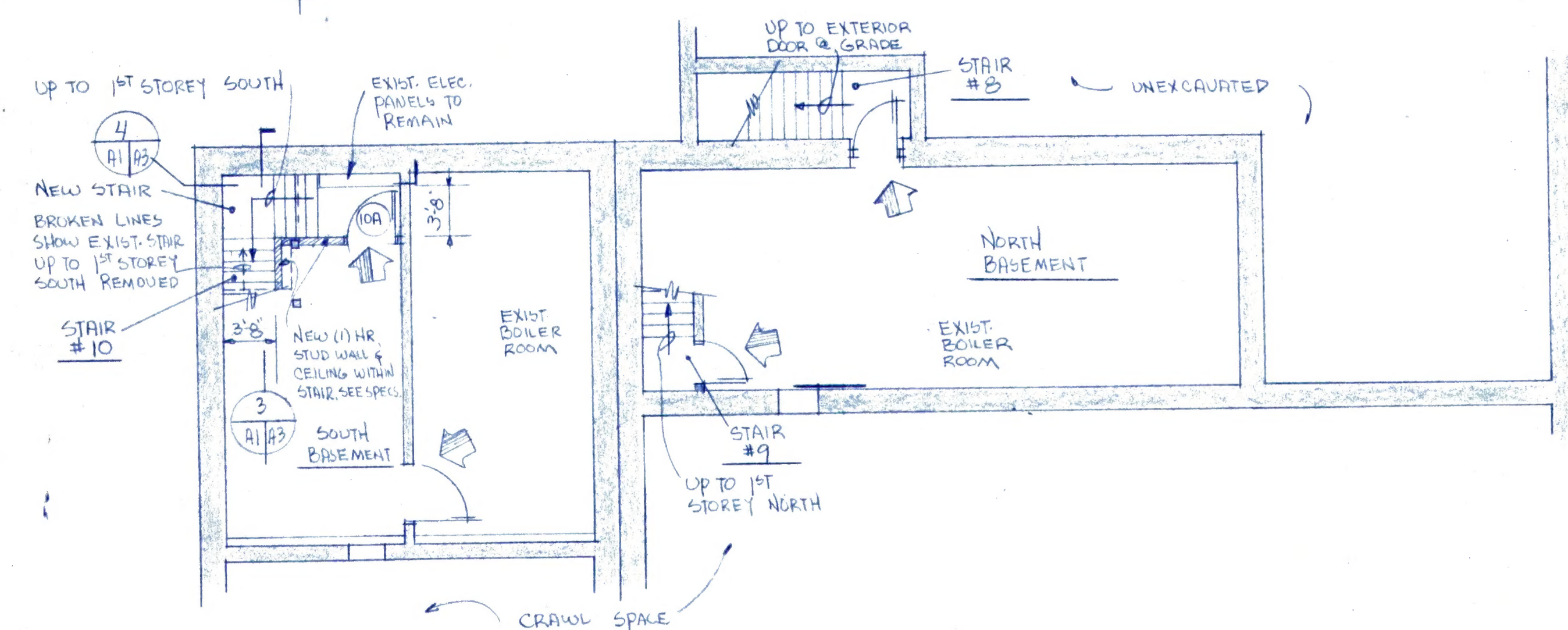
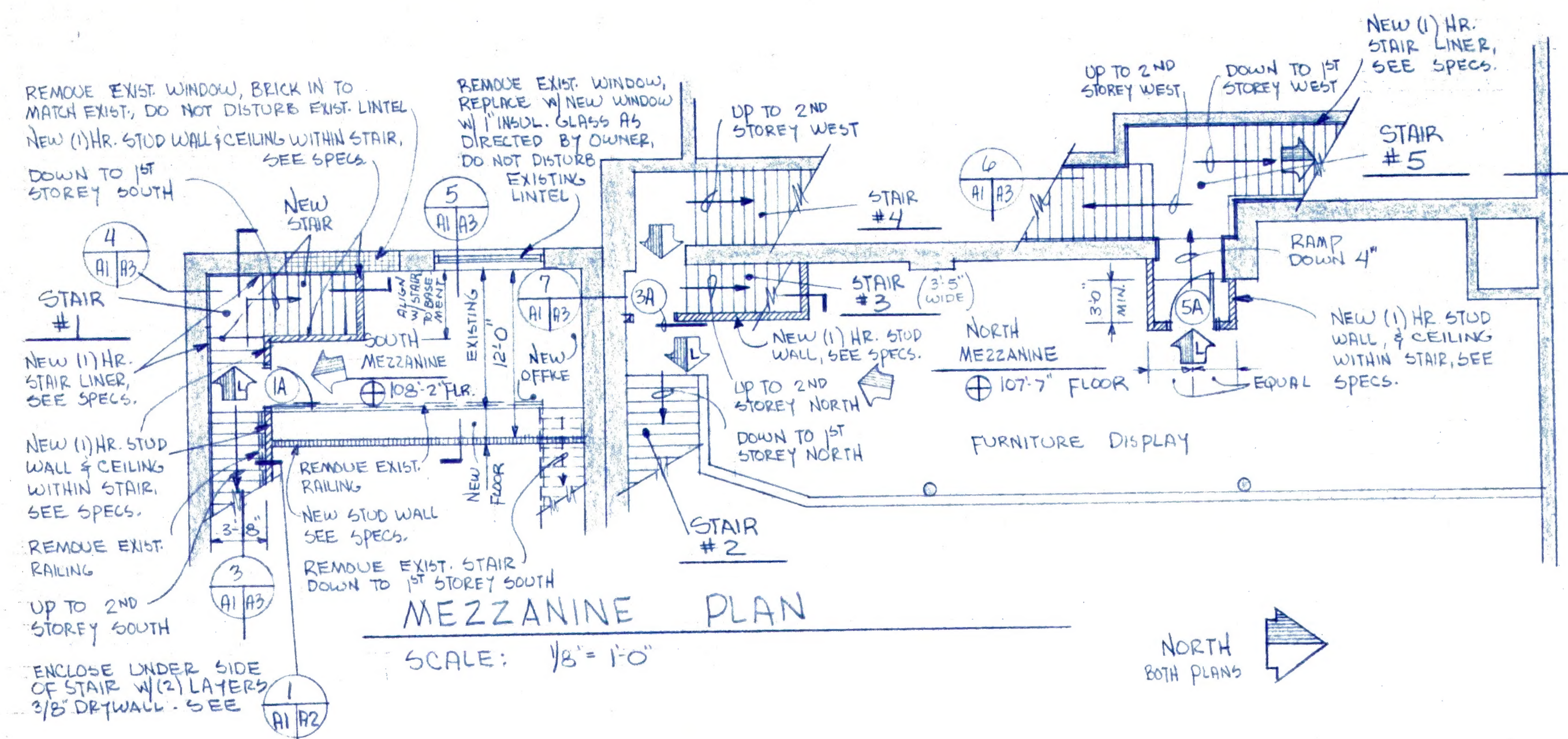
EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT  
 EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT  
 EXIT #6 PROVIDES DOORS @ GRADE WITH 60' OF EXIT  
 EXIT #7 PROVIDES DOORS @ GRADE WITH 72' OF EXIT  
 TOTAL OF 212' PROVIDED - OK

- IN ADDITION TO REQUIRED STAIRS & EXITS LISTED ABOVE, STAIRS #3 & #4 DISCHARGE THRU A (1) HR. 40" DOOR TO STAIR #2.

## - SANITARY REQUIREMENTS

- TABLE 54.12  
 (8) EMPLOYEES (PER ACTUAL OCCUPANCY AS ITEMIZED ABOVE)  
 (1) W.C. MALE, (0) URINAL MALE, (1) LAV. MALE  
 (1) W.C. FEMALE, (1) LAV. FEMALE  
 (7) PUBLIC (PER OCCUPANCY DETERMINATION AS ITEMIZED ABOVE)  
 (1) W.C. MALE, (0) URINAL MALE, (1) LAV. MALE  
 (1) W.C. FEMALE, (1) LAV. FEMALE

- FACILITIES AVAILABLE  
 EXIST. FEMALE = (1) W.C. + (1) LAV  
 NEW (HANDICAP) FEMALE = (1) W.C. + (1) LAV  
 TOTAL 2 W.C. + 2 LAV - OK  
 EXIST. MALE = (1) W.C. + (1) LAV.  
 NEW (HANDICAP) MALE = (1) W.C. + (1) LAV.  
 TOTAL 2 W.C. + 2 LAV - OK



## GENERAL NOTES

- HEAT & VENT. DRAWINGS TO BE SENT TO STATE FOR APPROVAL BY OTHERS
- DUE TO EXISTING COMPLEX STAIR ARRANGEMENTS, FLOOR PLANS ACT AS EXIT DIAGRAMS - ALSO SEE FLOOR PLANS FOR EXIT LIGHTS.
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD.

Alteration PLANS  
 Conditionally  
**APPROVED**  
 DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS  
 Richard J. Kempinger  
 MAY 16 1977

## KEY TO DRAWINGS

- A-1 SITE PLAN, MEZZ. PLAN, BASEM'T PLAN, ELEVATION, NOTES
- A-2 FIRST STOREY PLAN, SECOND STOREY PLAN, SPECS, NOTES
- A-3 DETAILS, NOTES, SPECS, DOOR & FRAME SCHEDULE
- P-1 PLUMBING; PLAN, RISERS, NOTES



April 19, 1977

SITE PLAN, MEZZ. PLAN, BASEM'T PLAN, ELEVATION, NOTES

**YARBRO-KEMPINGER, ARCHITECTS**

OSHKOSH WISCONSIN

ALTERATIONS TO EXIST. BLDGS  
 FOR ROHNER'S HOME FURNISHINGS INC.  
 807 OREGON STREET  
 OSHKOSH, WISCONSIN

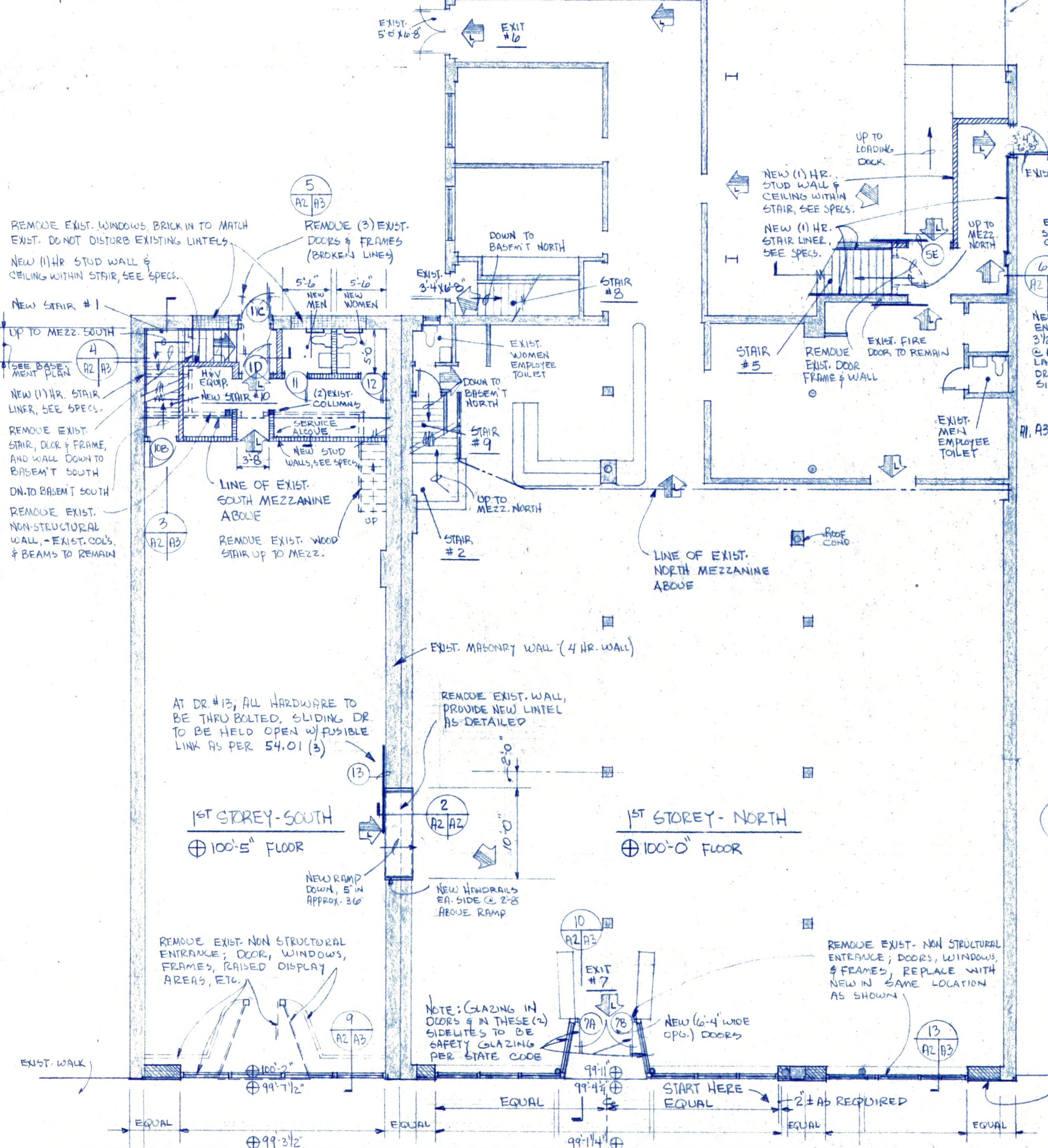
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 SHEET NO  
 A-1 OF 3



# NOTES: MEN, WOMEN, SERVICE ALCOVE

- NEW MEN & WOMEN TOILET ROOMS TO BE FOR HANDICAP PERSONS AS FOLLOWS:
  - DOORS TO BE 2'-8" WIDE, & SWING OUT AS SHOWN
  - PROVIDE (1) GRAB BAR IN EACH ROOM AS SHOWN, BAR TO BE 24" LONG & LOCATED 12" FROM BACK WALL, BAR TO BE SMOOTH SURFACE & MOUNTED HORIZ. @ A POINT 33" ABOVE FLOOR.
  - WATER CLOSET SEATS TO BE @ A POINT 16" TO 20" ABOVE FLOOR.
  - LAUNGS TO BE MOUNTED W/ 29" CLEAR SPACE BELOW, & 34" MAX. TO RIM.
- FINISHES IN NEW MEN, WOMEN, & SERVICE ALCOVE, TO BE AS FOLLOWS:
  - WALLS & CEILINGS - 5/8" DRYWALL
  - BASE - 6" HIGH QUARRY TILE, OR CERAMIC TILE.
  - FLOOR - THIN SET CERAMIC TILE.

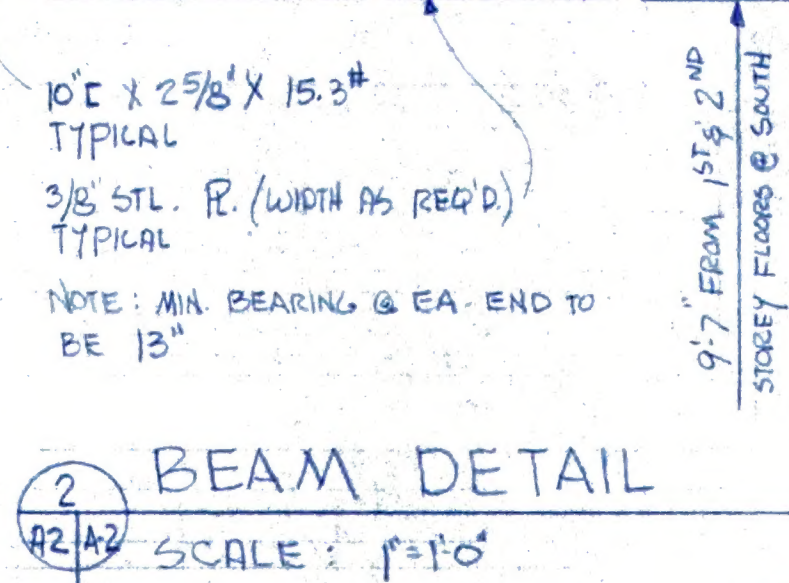
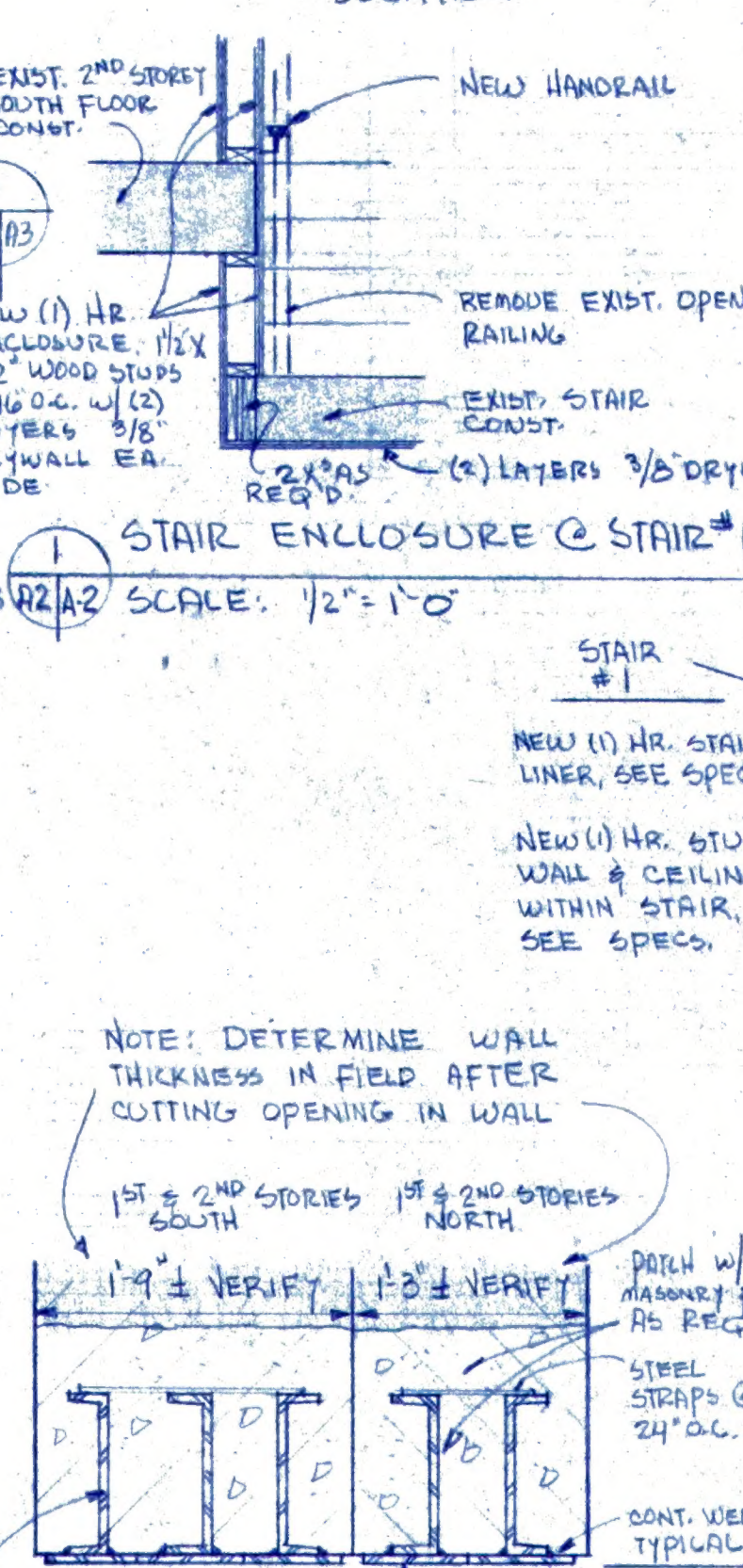


\* INDICATES EXIST. MASONRY OR STEEL STRUCTURAL COMPONENTS TO REMAIN, NOTE STRUCTURAL MEMBERS ARE NOT BEING ALTERED

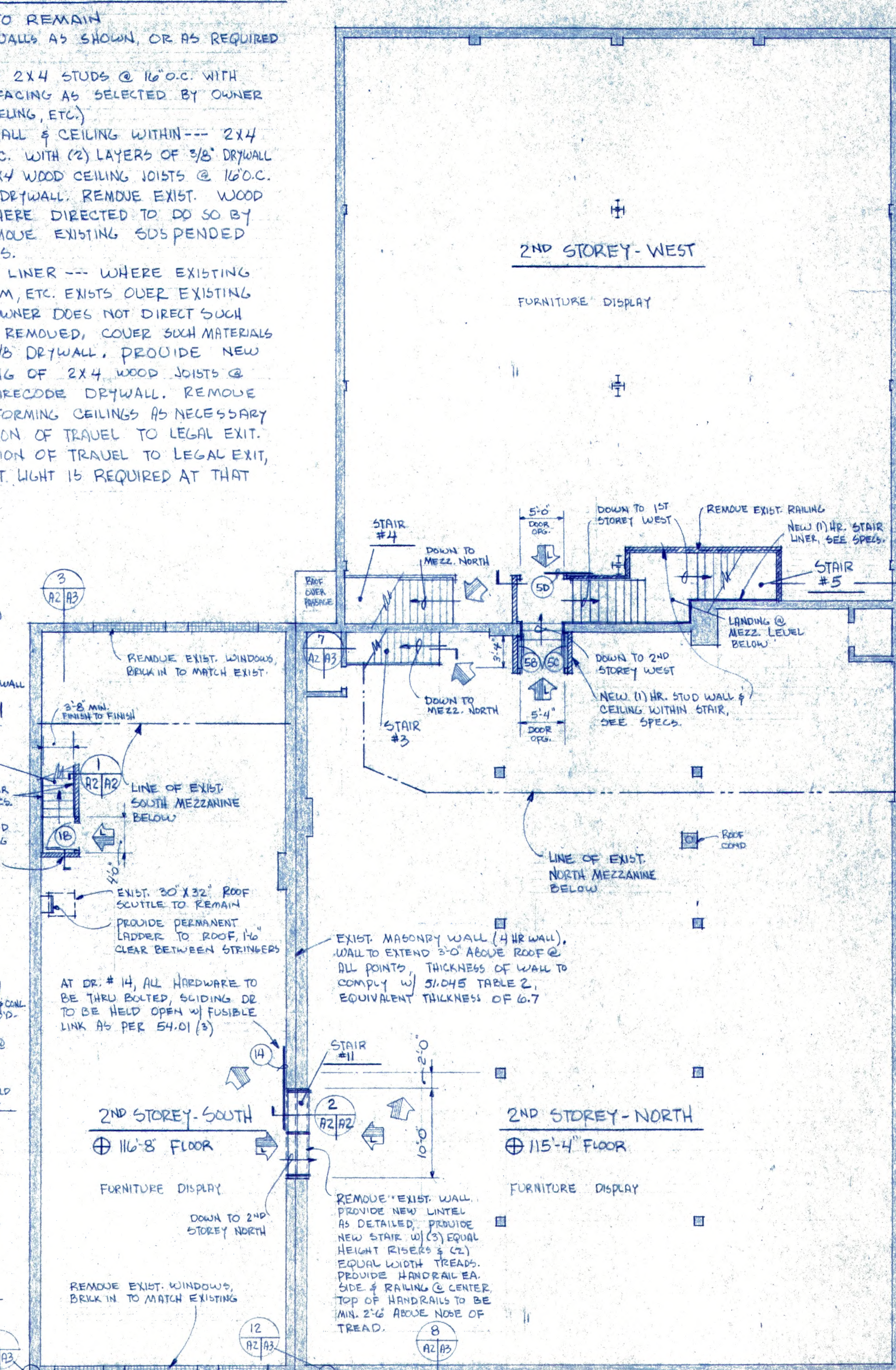
FIRST STOREY PLAN  
 SCALE: 1/8" = 1'-0"

# WALL MATERIAL SPECS. & NOTES

- EXISTING WALLS TO REMAIN
- REMOVE EXISTING WALLS AS SHOWN, OR AS REQUIRED BY NEW WORK.
- NEW STUD WALL --- 2X4 STUDS @ 16" O.C. WITH FINISHED WALL SURFACING AS SELECTED BY OWNER (DRYWALL, WOOD PANELING, ETC.)
- NEW (1) HR. STUD WALL & CEILING WITHIN --- 2X4 STUD WALLS @ 16" O.C. WITH (2) LAYERS OF 5/8" DRYWALL ON BOTH SIDES. 2X4 WOOD CEILING JOISTS @ 16" O.C. WITH 1/2" FIRECODE DRYWALL. REMOVE EXIST. WOOD WALL PANELING WHERE DIRECTED TO DO SO BY THE OWNER, REMOVE EXISTING SUSPENDED ACUSTIC CEILINGS.
- NEW (1) HR. STAIR LINER --- WHERE EXISTING WOOD PANELING, TRIM, ETC. EXISTS OVER EXISTING MASONRY WALLS & OWNER DOES NOT DIRECT SUCH MATERIALS TO BE REMOVED, COVER SUCH MATERIALS WITH (2) LAYERS 3/8" DRYWALL. PROVIDE NEW CEILINGS CONSISTING OF 2X4 WOOD JOISTS @ 16" O.C. WITH 1/2" FIRECODE DRYWALL. REMOVE EXISTING NON-CONFORMING CEILINGS AS NECESSARY
- INDICATES DIRECTION OF TRAVEL TO LEGAL EXIT.
- INDICATES DIRECTION OF TRAVEL TO LEGAL EXIT, AND INDICATES EXIT LIGHT IS REQUIRED AT THAT LOCATION.



NEW BRICK FACING OVER EXIST. & NEW CONSTRUCTION. EXIST. STONE FACING TO BE REMOVED. NEW CONSTRUCTION TO CONSIST OF 1/2" RATED FIRE RETARDANT & PRESSURE TREATED, 2X4 STUDS & 1/2" SHEATHING, INTERIOR & NEW CONSTRUCTION TO BE 1/2" DRYWALL.



SECOND STOREY PLAN  
 SCALE: 1/8" = 1'-0"

AREA DATA	
BASEMENT	
SOUTH	900
NORTH	897
WEST	105
	1902
MEZZANINE	
SOUTH	420
NORTH	1292
	1712
FIRST	
SOUTH	2535
NORTH	5788
WEST	4271
	12595
SECOND	
SOUTH	2535
NORTH	5788
WEST	4271
	12595
TOTAL	28,804 SQ. FT. GROSS AREA
	28,804 x 25% = 7201 SQ. FT.

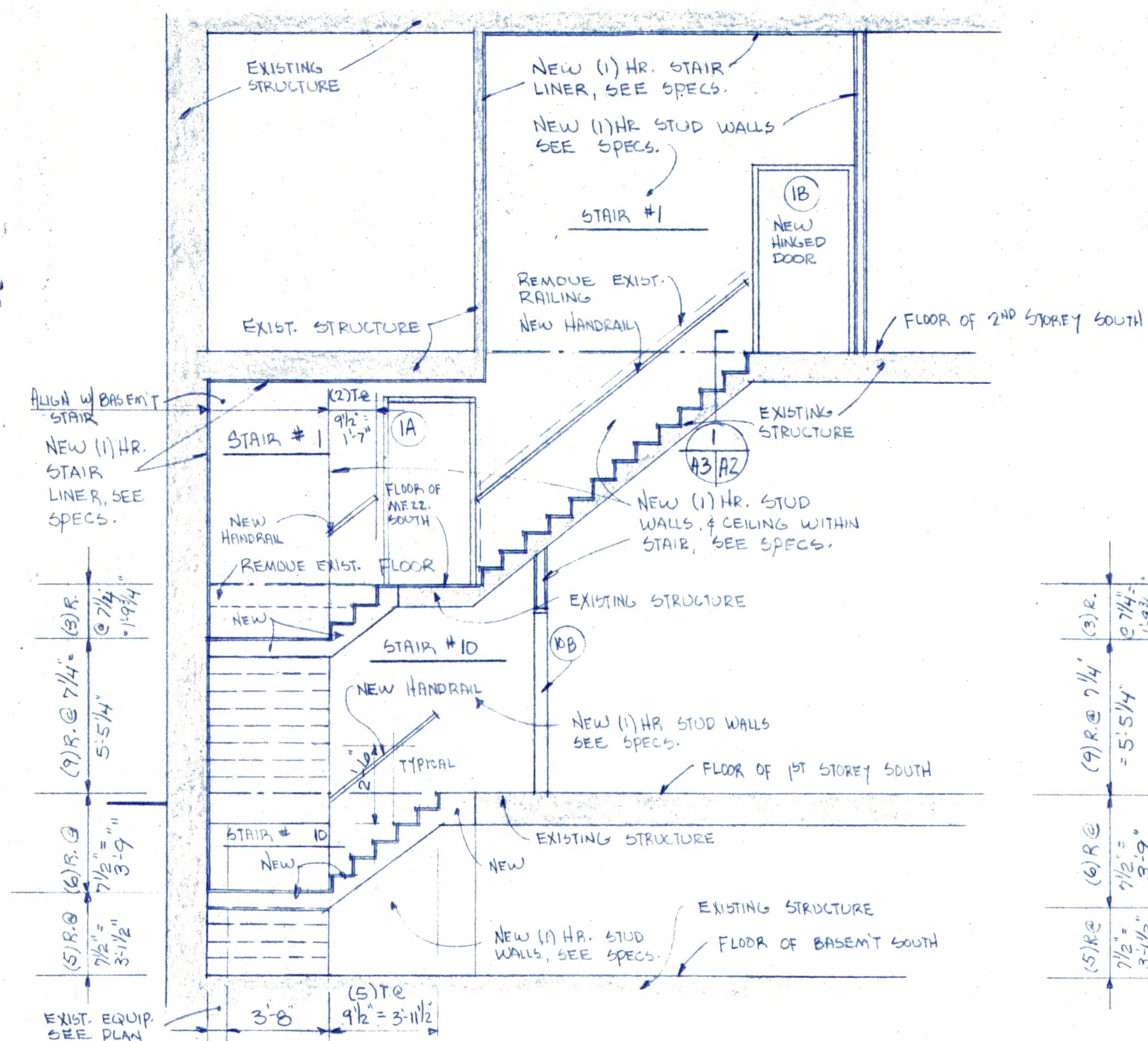
REMODELED AREAS	
BASEMENT	
S. @ STAIR #10	59
N.	—
MEZZANINE	
S. COMPLETE MEZZ.	338
N. @ STAIR #3	56
N. @ STAIR #5	30
FIRST	
S. UNDER MEZZ.	338
S. @ NEW WALL OPG.	30
S. @ FRONT ENTRANCE	181
N. @ FRONT ENTRANCE	188
W. @ STAIR #5	240
SECOND	
S. @ STAIR #1	52
S. @ NEW WALL OPG.	30
S. @ FRONT WALL	30
N. @ STAIR #5	35
N. @ FRONT WALL	69
W. @ STAIR #5	180
TOTAL	1856 SQ. FT. REMODELED AREA
NOTE: 1856 SQ. FT. IS LESS THE 7201 SQ. FT. CALCULATED ABOVE, THEREFORE STATE CODE 52.04(6)(c) APPLIES FOR BARRIER-FREE REQUIREMENTS. *LESS THAN 25% REMODELED. TABLE 52.04 & SECTION 52.04(4) DO NOT APPLY.	

**YARBRO-KEMPINGER, ARCHITECTS**  
 OSHKOSH WISCONSIN

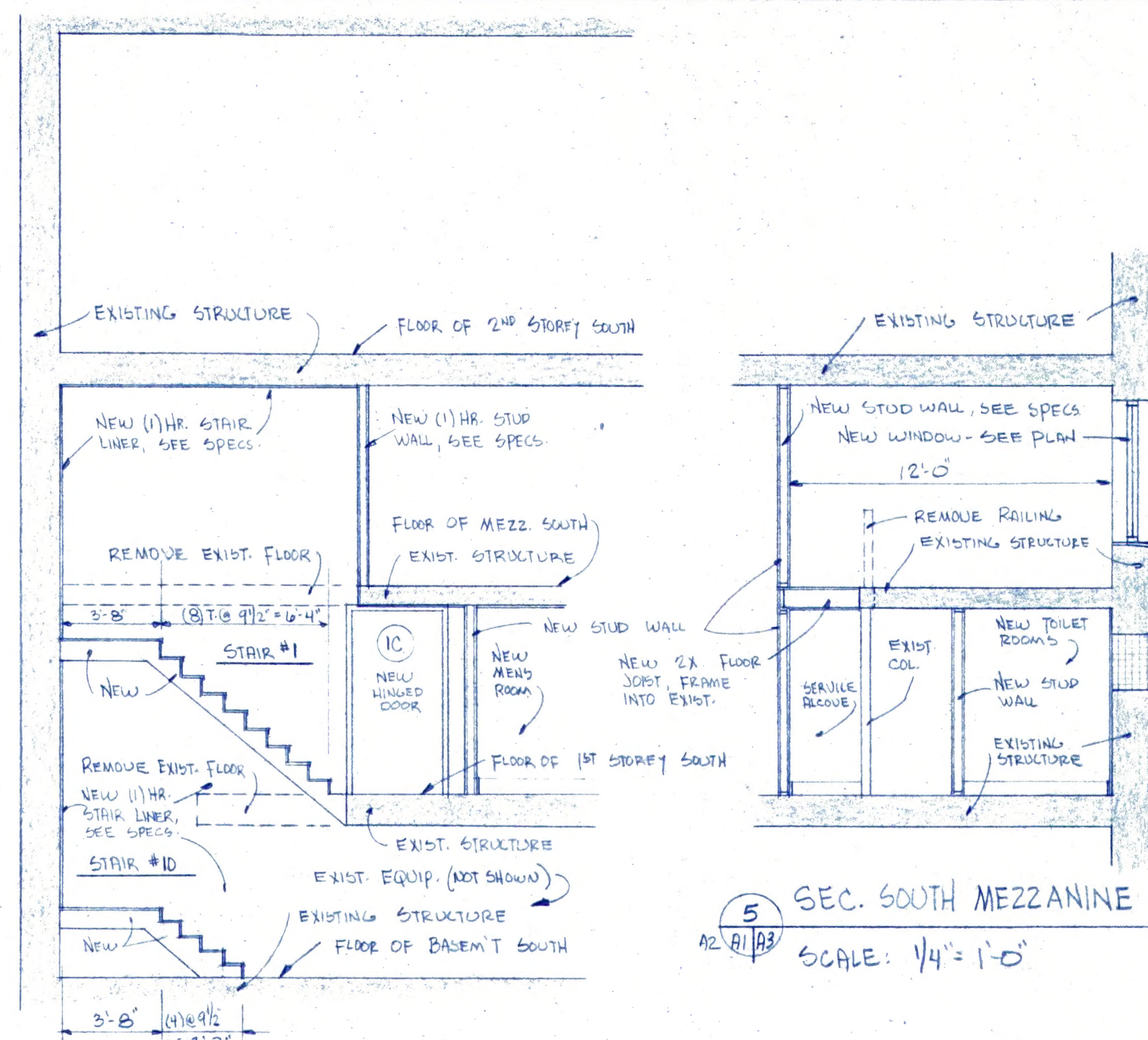
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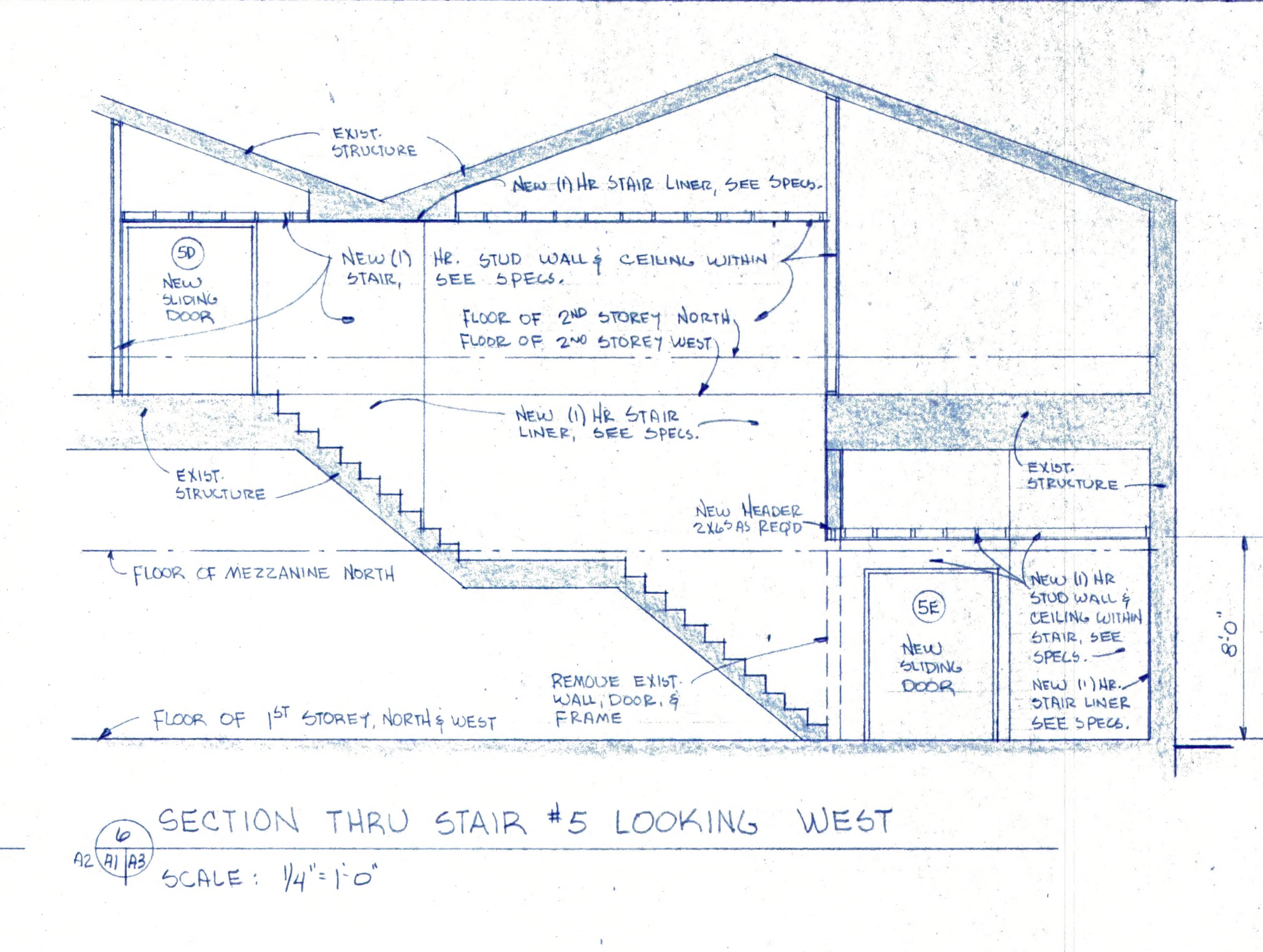




3 SECTION THRU STAIRS #1 & #10 LOOKING NORTH  
A2, A1, A3 SCALE: 1/4" = 1'-0"



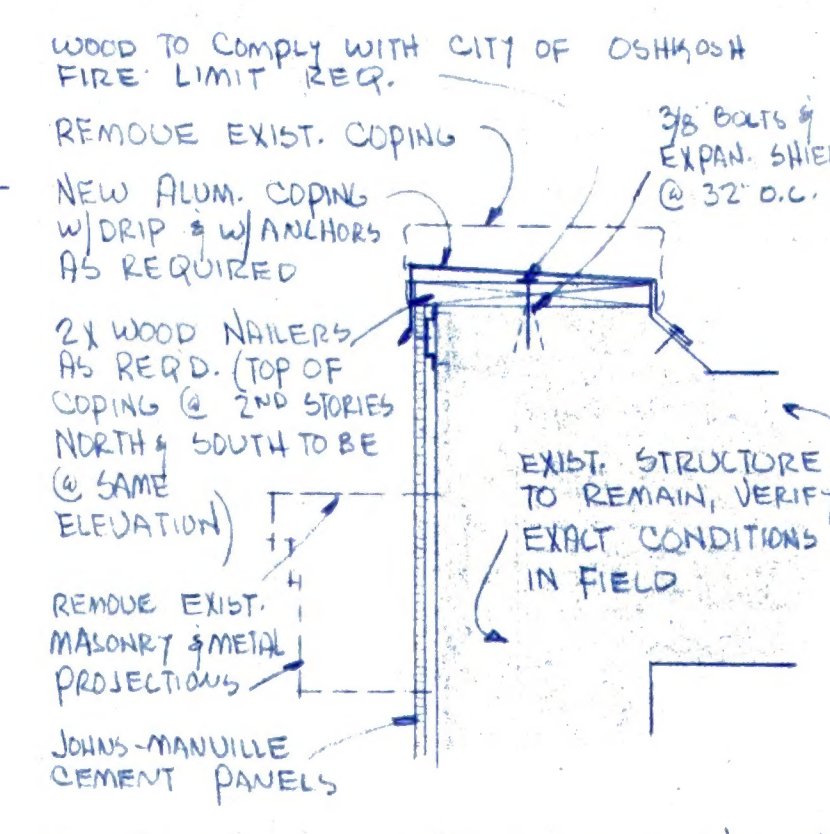
4 SEC. THRU STAIRS #1 & #10 LOOKING WEST  
A2, A1, A3 SCALE: 1/4" = 1'-0"



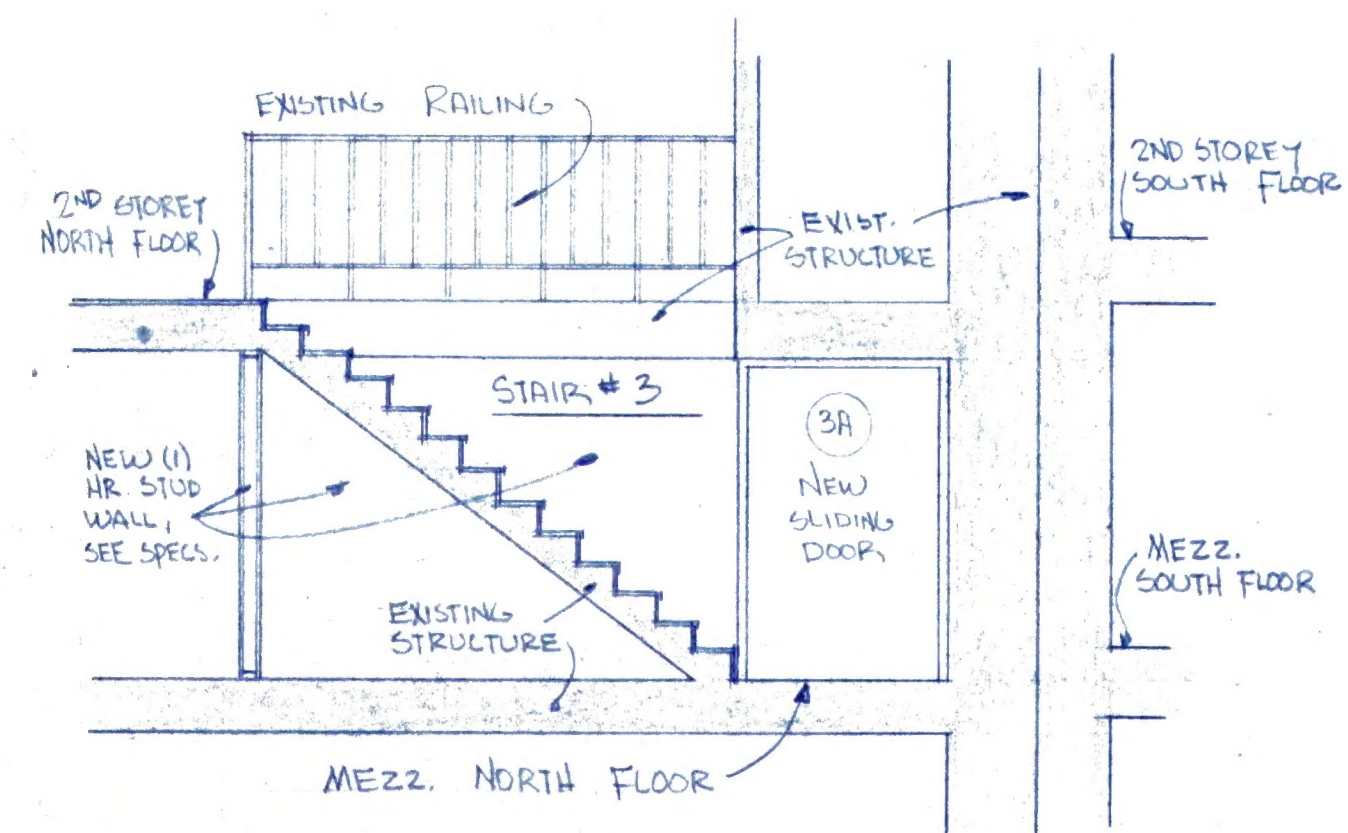
5 SEC. SOUTH MEZZANINE SCALE: 1/4" = 1'-0"  
A2, A1, A3  
6 SECTION THRU STAIR #5 LOOKING WEST  
A2, A1, A3 SCALE: 1/4" = 1'-0"

### NEW STAIR SPECS.

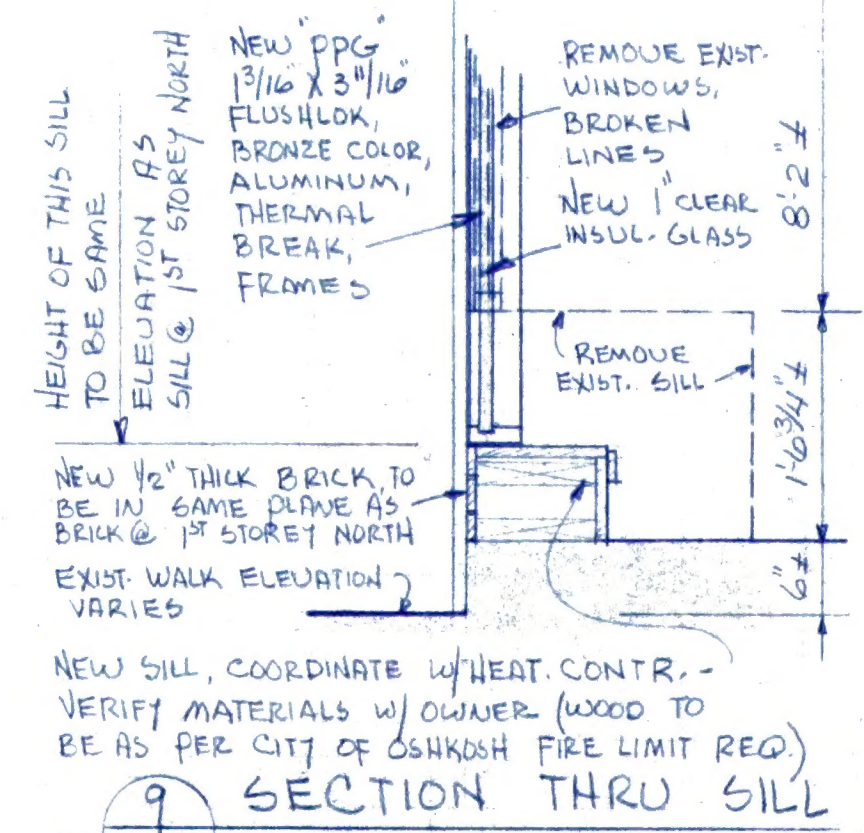
- ALL STAIRS TO HAVE (3) 2X12 WOOD STRINGERS (1) EA. SIDE & (1) @ CENTER (FOR STAIRS UP TO 3'-8" WIDE).
- TREADS TO BE 1 1/8" THICK EDGE GRAIN FIR, (1) PC. FOR FULL WIDTH OF STAIR.
- RISERS TO BE 3/4" THICK FIR.
- NOSING OF TREAD TO OVERLAP RISER BY 1".
- LANDINGS TO BE CONSTRUCTED WITH 2X10 WOOD JOIST @ 12" O.C. - PROVIDE 3/4" PLTWOOD SUBFLOOR @ 5/8" UNDERLAYMENT.
- PROVIDE HANDRAILS @ LEFT SIDE OF ALL STAIRS, LEFT SIDE IS DETERMINED BY MOUNTING THE STAIR & GOING UP.
- ALL STAIRS TO HAVE (4) 2X12 WOOD STRINGERS, (1) EA. SIDE & (2) @ THIRD POINTS (FOR STAIRS OVER 3'-8" WIDE).



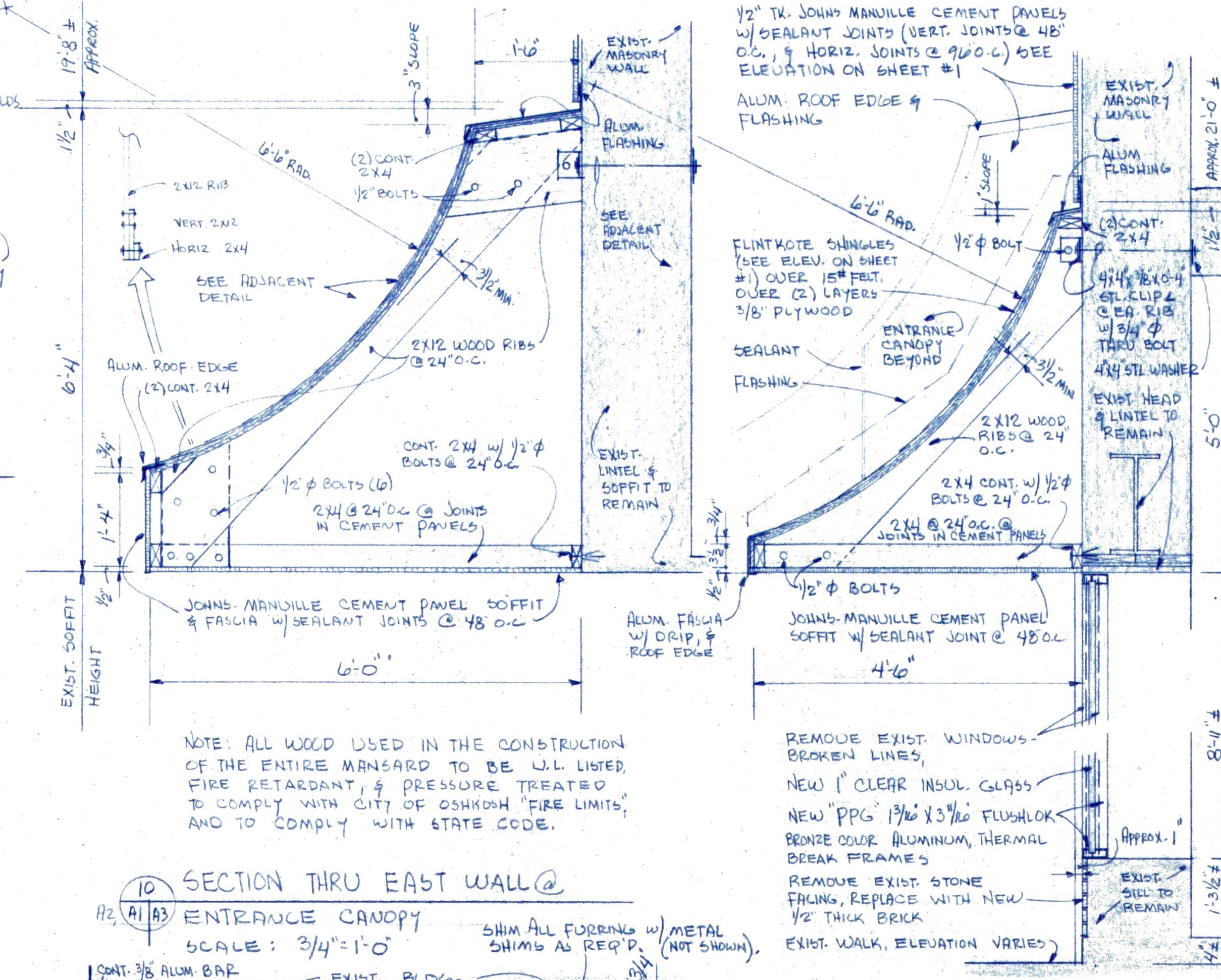
8 COPING @ 2ND STOREY NORTH  
A2, A1, A3 SIMILAR @ 2ND STOREY SOUTH  
SCALE: 3/4" = 1'-0"



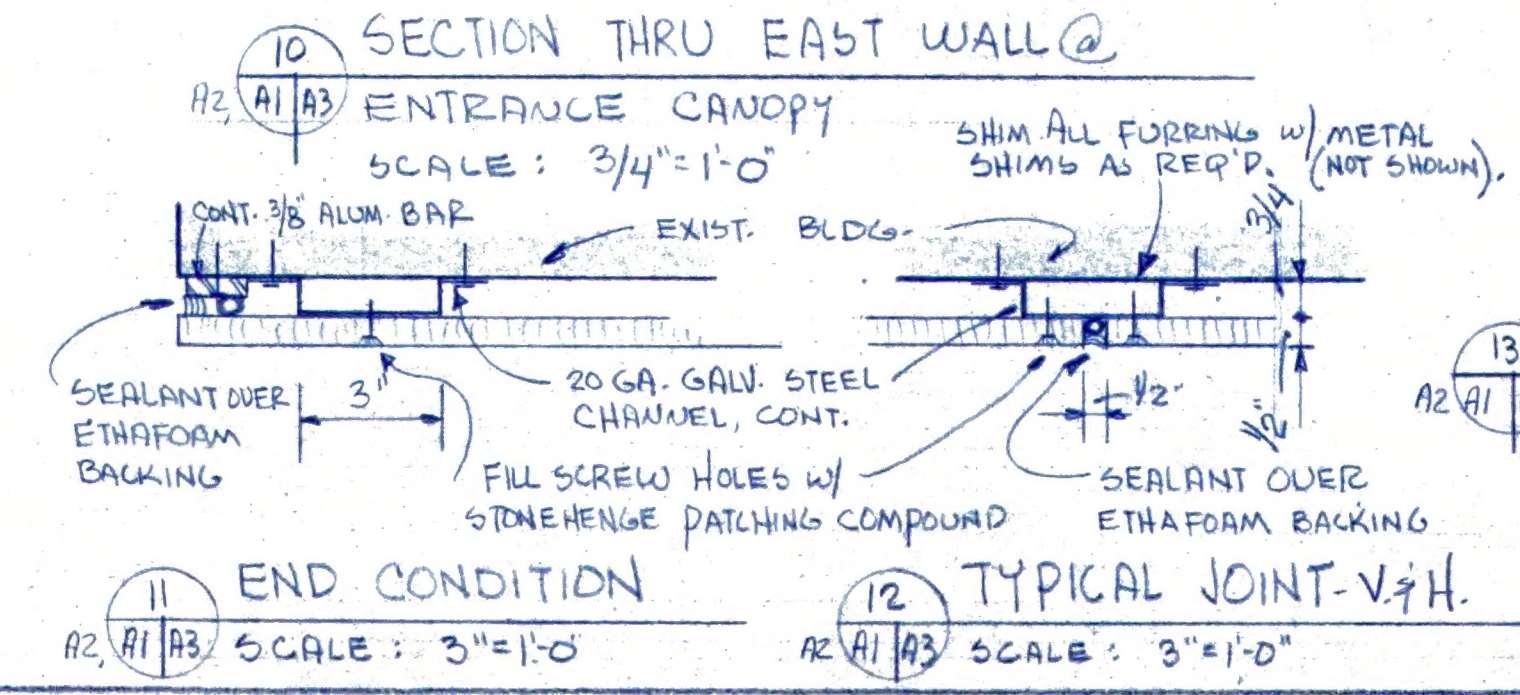
7 SEC. STAIR #3, LOOKING EAST  
A2, A1, A3 SCALE: 1/4" = 1'-0"



9 SECTION THRU SILL @ 1ST STOREY SOUTH  
A2, A1, A3 SCALE: 3/4" = 1'-0"



NOTE: ALL WOOD USED IN THE CONSTRUCTION OF THE ENTIRE MANSARD TO BE U.L. LISTED, FIRE RETARDANT, & PRESSURE TREATED TO COMPLY WITH CITY OF OSHKOSH FIRE LIMITS, AND TO COMPLY WITH STATE CODE.



10 SECTION THRU EAST WALL @ ENTRANCE CANOPY  
A2, A1, A3 SCALE: 3/4" = 1'-0"  
11 END CONDITION  
A2, A1, A3 SCALE: 3" = 1'-0"  
12 TYPICAL JOINT - V. & H.  
A2, A1, A3 SCALE: 3" = 1'-0"

### DOOR AND FRAME SCHEDULE

DOOR NO.	FROM	TO	OPENING SIZE	HINGED DOOR	SLIDING DOOR	GLASS OPENING	INSULATED HOLLOW METAL DOOR	HOLLOW METAL FRAME	3/4" HOUR RATED DOOR FRAME HARDWARE	NOTES BELOW
1A	SOUTH MEZZANINE	STAIR #1	3'-0" ± VERIFY 1/8" ±	○						
1B	2ND STOREY SOUTH	STAIR #1	3'-4" X 6'-8" X 1 3/4"	○						
1C	STAIR #1	EXTERIOR @ WEST	3'-4" X 6'-8" X 1 3/4"	○						
1D	1ST STOREY SOUTH	STAIR #1	3'-4" X 6'-8" X 1 3/4"	○						
3A	STAIR #3	NORTH MEZZ. @ 1ST STOREY NORTH	4'-0" ± VERIFY 1/8" ±	○						
5A	NORTH MEZZANINE	STAIR #5	3'-4" X 6'-8" X 1 3/4"	○						
5B	2ND STOREY NORTH	STAIR #5	PAIR OF 2'-8" EA. 1'-0" X 1'-0" X 1 3/4"	○						
5D	2ND STOREY WEST	STAIR #5	5'-0" ± VERIFY 1/8" ±	○						
5E	1ST STOREY WEST	STAIR #5	5'-0" ± VERIFY 1/8" ±	○						
10A	BASEMENT SOUTH	STAIR #10	3'-4" X 5'-0" ± VERIFY 1/8" ±	○						
10B	STAIR #10	1ST STOREY SOUTH	3'-4" X 6'-8" X 1 3/4"	○						
11	HANDICAP MEN TOILET	PASSAGE	2'-8" X 6'-8" X 1 3/4"	○						
12	HANDICAP WOMEN TOILET	PASSAGE	2'-8" X 6'-8" X 1 3/4"	○						
13	1ST STOREY SOUTH	1ST STOREY NORTH	10'-0" ± VERIFY 1/8" ±		○					3 HR. DR. SEE PLAN FOR NOTES
14	2ND STOREY SOUTH	2ND STOREY NORTH	10'-0" ± VERIFY 1/8" ±		○					3 HR. DR. SEE PLAN FOR NOTES
15A	1ST STOREY NORTH	EXTERIOR @ EAST	PAIR OF 3'-2" EA. 1'-0" X 1'-0" X 1 3/4"	○						
15B										

DOORS # 3A, 5B, 5C, 5D & 5E TO HAVE MAGNETIC HOLD OPENS WITH CEILING MOUNTED DETECTORS. DETECTORS TO BE LOCATED AS FOLLOWS: CENTER ON DOOR, LOCATE @ CEILING, LOCATE ON ROOM SIDE ONLY OF EA. DOOR, DO NOT LOCATE IN STAIR TOWERS.

### DETAILS, NOTES, SPECS., DOOR AND FRAME SCHEDULE

**YARBRO-KEMPINGER, ARCHITECTS**  
OSHKOSH, WISCONSIN  
ALTERATIONS TO EXIST. BLDG. FOR ROHNER'S HOME FURNISHINGS INC.  
807 OREGON STREET  
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